027.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,136,500	/	1,136,500
USE VALUE:	1,136,500	/	1,136,500
ASSESSED:	1,136,500	/	1,136,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHA MARIA M/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	66 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROCHA MARIA M -
Owner 2:	-
Street 1:	66 CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 4009 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5193.000	670,800	5,100	460,600	1,136,500
Total Card	0.119	670,800	5,100	460,600	1,136,500
Total Parcel	0.119	670,800	5,100	460,600	1,136,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.50 /Parcel: 283.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	18849
GIS Ref	
GIS Ref	
Insp Date	07/06/17

!2286!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	670,800	5100	5,193.	460,600	1,136,500		Year end	12/23/2021
2021	104	FV	641,200	5100	5,193.	460,600	1,106,900		Year End Roll	12/10/2020
2020	104	FV	641,400	5100	5,193.	460,600	1,107,100	1,107,100	Year End Roll	12/18/2019
2019	104	FV	476,600	5100	5,193.	489,400	971,100	971,100	Year End Roll	1/3/2019
2018	104	FV	476,600	5100	5,193.	357,000	838,700	838,700	Year End Roll	12/20/2017
2017	104	FV	448,000	5100	5,193.	310,900	764,000	764,000	Year End Roll	1/3/2017
2016	104	FV	448,000	5100	5,193.	264,900	718,000	718,000	Year End	1/4/2016
2015	104	FV	401,000	5100	5,193.	259,100	665,200	665,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:17:37

LAST REV

Date	Time
12/08/20	09:11:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHA MARIA M,	76241-314	1	11/23/2020	Convenience	1	No	No		
	13313-249		10/19/1977		49,500	No	No		Antonio Rocha dod 11/26/1996

USER DEFINED

Prior Id # 1:	18849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1126	Re-Roof	9,100		9/8/2014			Strip and re-roof
8/22/1994	430	Manual	14,955					V/SIDING-WINDOWS
5/9/1994	179	Manual	7,400					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
3/26/2009	Meas/Inspect	163	PATRIOT
4/4/2000	Meas/Inspect	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5193		Sq. Ft.	Site		0	80.	1.11	1									460,632						460,600	

Total AC/HA:	0.11921	Total SF/SM:	5193	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	460,632	Spl Credit		Total:	460,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04223013
Const Adj.:	0.98500049
Adj $ / SQ:	184.787
Other Features:	158800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824065
Depreciation:	153276
Depreciated Total:	670789

COMMENTS

OF=SINK IN BMT APT IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

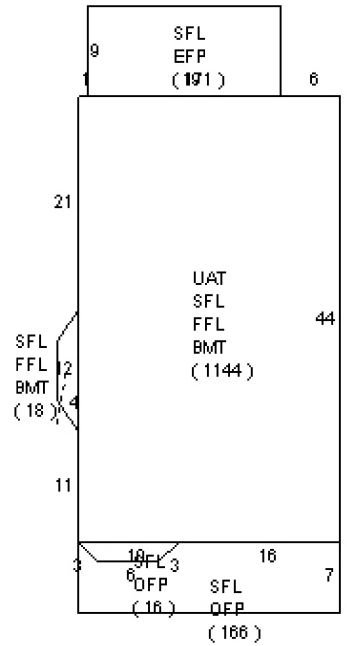
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.79
Special Features:	0	Val/Su Net:	149.80
Final Total:	670800	Val/Su SzAd	250.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,515	184.790	279,953
BMT	Basement	1,162	101.590	118,044
FFL	First Floor	1,162	184.790	214,723
UAT	Upper Attic	286	142.290	40,694
OFP	Open Porch	182	25.180	4,583
EFP	Enclos Porch	171	42.500	7,267

Net Sketched Area:	4,478	Total:	665,264

Size Ad	2677	Gross Area	5336	FinArea	4009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc